

**AGENDA**  
**OFFICE OF THE ZONING ADMINISTRATOR**  
**Regular Meeting, June 12, 2007**  
**Department of Planning and Land Use**  
**5201 Ruffin Road, Suite B**  
**San Diego, California 92123**  
**Hearing Room - 8:30 a.m.**

**OLD BUSINESS**

**1. Irvine Second Dwelling Unit; Minor Use Permit - ZAP 06-014, A70 Use Regulations, Fallbrook Community Planning Area (Baltazar)**

The project is an application for a Minor Use Permit to allow for the construction of a 1,159 square-foot second dwelling unit with an attached 492 square-foot two-car garage. The project site is located at 2264 Gird Road, within unincorporated San Diego County. The site is subject to the General Plan Regional Category, Estate Development Area and Land Use Designation 17, Estate Residential. Zoning for the site is A70, Limited Agriculture. The site contains an existing single-family residence that would be retained. Access is provided by an unnamed private road connecting to Gird Road. The project would be served by on-site septic systems and imported water from the Rainbow Municipal Water District. No extension of sewer or water utilities will be required by the project. Continued from the hearing of May 29, 2007.

**NEW BUSINESS**

**2. Harper Casita Second Dwelling Unit; Minor Use Permit – ZAP 05-005W<sup>1</sup>, RR2 Use Regulations, Valle de Oro Community Planning Area (Johnson)**

This project is a Modification to a Minor Use Permit that was originally approved by the Zoning Administrator on March 7, 2006. The original Minor Use Permit was to allow for a 1,200 square-foot Second Dwelling Unit with an attached 480 square-foot garage. This Modification is to waive several of the conditions for road improvements that were approved with the original permit but were determined not to be necessary subsequent to approval. The conditions requested to be waived are Condition A-7 requiring an Irrevocable Offer of Dedication (IOD) along approximately 200 feet of lot frontage on Itzamna Road; Condition A-8 requiring an IOD along approximately 200 feet of lot frontage on Nabal Drive; and Condition A-9 requiring the applicant to sign a covenant to not oppose formation of a Road Improvement District for Itzamna Road and Nabal Drive. The parcel is approximately .5 acres in size, gains access from Nabal Drive and in the Valle de Oro Community Plan. The site is zone RR2, has a General Plan Designation of (3) Residential Use and a Regional Category of Current Urban Development Area (CUDA). The property is served by public roads, water and sewer service and is located at 10655 Itzamna Road in La Mesa.

**3. Mckinnon Ranch 2nd Dwelling Unit; Minor Use Permit – ZAP 06-020, S92 Use Regulations, Central Mountain Subregional Planning Area (Bush)**

The project is a Minor Use Permit to construct a 1,200 square-foot second dwelling unit with a 2,240 square-foot detached garage. Zoning for the site is General Rural (S92). The site contains an existing single-family residence with detached garage, barn, spring house, storage shed and windmill that would be retained. Access would be provided by a proposed private paved driveway connecting to an existing paved driveway which leads to Featherstone Canyon Road. The project would be served by on-site septic systems and groundwater. The project site is located on 24300 Featherstone Canyon Road, within unincorporated San Diego County. The site is subject to the General Plan Regional Category Environmentally Constrained Areas (ECA), Land Use Designations Multiple Rural Use (18) and National Forest and State Parks (23).

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